

ZT-6-2009
RMH Zone Amendment
Mountain View Mobile Home Park

This is a proposed amendment to Section 7-6-900P of the West Valley City Municipal Code regarding commercial uses in the Residential Mobile Home Zone (RMH).

Background:

On July 28, 2009, a West Valley City Commercial Business License application was reviewed by the Planning and Zoning Division for a beauty salon at 2771 South 2670 West. The business would be located within the club house/management office for the Mountain View Mobile Home Park. This site is located within the RMH zone and commercial uses are not permitted in this zone. The applicant, Gladys Garcia, was then notified and informed that the license could not be issued at this time. She then indicated that a salon had previously operated at this location however, it closed in 1998. The Business Licensing Division researched this location and were unable to locate records indicating that a West Valley City business license was ever issued for a beauty salon within this facility. Therefore, due to the length of time the facility has been closed and the fact that they may have been operating without the approval of West Valley City this use could not be considered non-conforming (a use that existed prior to the enactment of the applicable ordinances).

Ms. Garcia was then informed that the beauty salon could be operated as a Minor Home Occupation, as this use is permitted in the RMH Zone. Home Occupations are defined in section 7-1-103(96) as the following:

“Any lawful use conducted within a dwelling and carried on by persons residing in the dwelling unit, which use is clearly incidental and secondary to the use of the dwelling and does not change the residential character. The home occupation typically allows the home to be used for receiving mail and maintaining a business telephone.”

However, Ms. Garcia has indicated that the facilities are already in place in the club house and that her home would not accommodate the type of facility she would need for her beauty salon. Therefore, a zone text change application has been submitted for review to allow for certain commercial type uses to be conditionally approved within the RMH zone. These uses are discussed in the alternatives below.

Alternative A:

Amend section 7-6-903 of the West Valley City Municipal Code and add “Neighborhood Service Establishments” as a conditional use in the RMH Zone. This use is defined as the following:

Means low impact retail and service uses which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Such uses may include, but are not limited to, bakery, bookstore, dry cleaning, hair styling shops, ice cream shop, coin laundry, medical/dental clinics, pet shop, pharmacy, photography supply, shoe repair, tailor and the like.

Alternative B:

Amend section 7-6-903 of the West Valley City Municipal Code and add only **beauty salons** and **coin laundry** as a conditional use in the RMH Zone.

Staff Alternatives:

Approval, of **Alternative A** subject to the resolution of any issues raised at the public hearing.

Approval, of **Alternative B** subject to the resolution of any issues raised at the public hearing.

Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Robert Poulsen
1108 W South Jordan Parkway
Unit D
South Jordan, UT

Favored:

Mary Vleekenhart
2776 S. 2580 W.

Discussion: Jody Knapp presented the application. Robert Poulsen, representing the applicant, stated that he is okay with alternative B that restricts neighborhood commercial uses to beauty salons and coin operated laundry facilities. He explained that Mary Vleekenhart owned and operated a salon at the Mountain View Mobile Home Park beginning in 1981 and ending in 1998. He added that this was legal under the County ordinances before West Valley was incorporated as a City. Mr. Poulsen stated that he spoke with Taylorsville and West Jordan City who allow this type of business in a mobile home zone as a conditional use, which is what the applicant is requesting. He added that he checked surrounding communities and found that there are 13 mobile home parks that have a hair salon or coin operated laundry facility currently operating on site. Mr. Poulsen stated that a beauty salon is a valuable asset for the 1,000 people living in this mobile home community, many of whom are elderly. He added that this business will be an asset to the City by decreasing traffic.

Joe Garcia asked what the expected number of clientele may be and whether there will be adequate parking. Mr. Poulsen stated that there is a lot of parking surrounding the clubhouse so parking won't be a problem. Mary Vleekenhart confirmed this and indicated that some clientele came from outside the community when she operated the business but the majority of it came from within the mobile home park. In response to a question by Commissioner Conder, Mr. Poulsen clarified that he is fine with limiting any beauty salons or coin operated laundry facilities to an existing clubhouse.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Fuller moved for approval of alternative B, adding that beauty salons/coin laundry must be restricted to an existing clubhouse.

Commissioner Conder seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Mills	No
Chairman Woodruff	Yes

Majority –ZT-6-2009 – Approved